

THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

13 Southwold Crescent, Broughton, Milton Keynes,
Buckinghamshire. MK10 7BW

£400,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

****OPEN HOUSE SATURDAY 2ND SEPTEMBER 12PM - 1PM BY APPOINTMENT ONLY****

Thomas Connolly Estate Agents are delighted to offer this five bedroom family home situated in the sought after area of Broughton, overlooking the park within close proximity to popular schooling and Kingston Centre and offered with no chain.

The accommodation in brief comprises; Ground floor - entrance hall, cloakroom, open plan kitchen/dining/family room with French doors leading to garden. The first floor offers a second reception room with balcony, family bathroom, bedroom three and bedroom five. The second floor boasts the master bedroom with en suite shower room, bedroom two and bedroom four. This property benefits from a private rear garden and car port parking for three vehicles.

Please contact us for further information or to confirm your viewing appointment.

FEATURES

- FIVE BEDROOM FAMILY HOME
- THREE FLOORS
- TWO RECEPTION ROOMS
- EN SUITE TO MASTER
- PARKING FOR THREE CARS
- NO CHAIN
- LOW MAINTENANCE REAR GARDEN



ROOM DESCRIPTIONS

GROUND RENT

ENTRANCE HALL

KITCHEN

10' 6" x 8' 4" (3.20m x 2.54m)

LOUNGE/DINER

19' 1" x 9' 9" (5.82m x 2.97m)

CLOAKROOM

FIRST FLOOR

LOUNGE

19' 2" x 11' 11" (5.84m x 3.63m)

BALCONY

16' 6" x 4' 8" (5.03m x 1.42m)

BEDROOM THREE

11' 6" x 10' 3" (3.51m x 3.12m)

BEDROOM FIVE

8' 8" x 7' 5" (2.64m x 2.26m)

FAMILY BATHROOM

SECOND FLOOR

BEDROOM ONE

19' 3" x 12' 0" (5.87m x 3.66m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

9' 8" x 9' 3" (2.95m x 2.82m)

BEDROOM FOUR

9' 1" x 8' 8" (2.77m x 2.64m)

BALCONY

5' 11" x 4' 6" (1.80m x 1.37m)

EXTERIOR

REAR GARDEN

CAR PORT PARKING FOR THREE CARS

PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

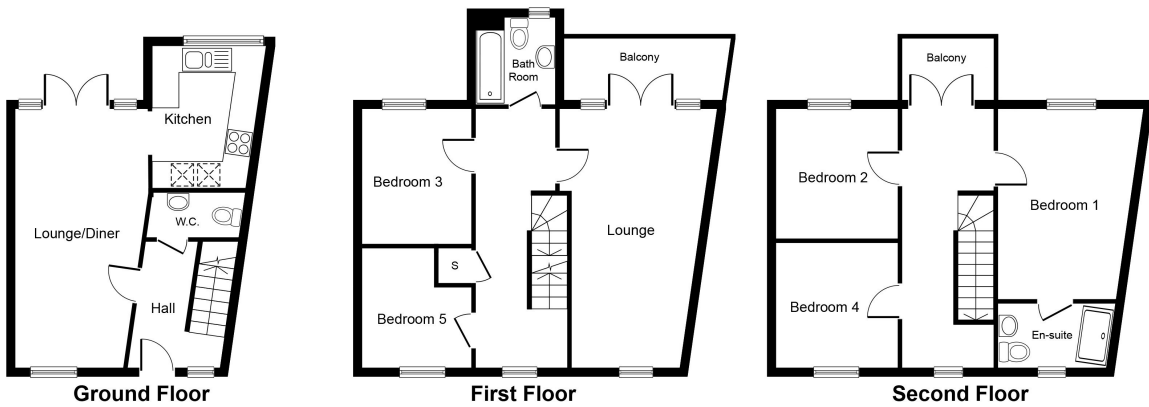






FLOORPLAN & EPC

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Approx. Gross Internal Floor Area 1,380 sq. ft. (128.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	